

TRANSFER  
TAX  
PAID

## MAINE SHORT FORM WARRANTY DEED

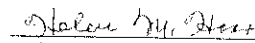
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We, **ROLAND M. HOAR** and **HELEN M. HOAR**, husband and wife, both of Waterville, Maine, for consideration paid, grant to **ELIZABETH M. CLIFFORD**, whose mailing address is 16 Benton Neck Road, Apartment #2, Benton, Maine, with **WARRANTY COVENANTS**, a certain lot or parcel of land, with any buildings thereon, situated in ~~Auburn~~ <sup>Waterville</sup>, County of ~~Androscoggin~~ <sup>Kennebec</sup> and State of Maine, being further described in the attached Exhibit A.

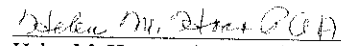
The premises are conveyed subject to any easements and restrictions of record, and this deed includes all rights, easements, privileges and appurtenances belonging to the premises hereinabove described.

IN WITNESS WHEREOF, Helen M. Hoar has set forth her hand and seal below in her individual capacity, and as Agent and Attorney-in-fact for Roland M. Hoar, duly authorized so to do by Power of Attorney under seal dated July 19, 1990, which Power of Attorney has not been revoked, to be recorded herewith in the Kennebec County Registry of Deeds.

  
Witness


  
Helen M. Hoar

\_\_\_\_\_  
Witness

  
Helen M. Hoar as Attorney-in-fact for  
Roland M. Hoar

STATE OF MAINE  
KENNEBEC COUNTY, SS.

Personally appeared the above named HELEN M. HOAR, known to me, this 16th day of May, 1997, and acknowledged before me the foregoing instrument to be her free act and deed and her free act and deed as Attorney-in-fact for Roland M. Hoar.

  
Notary Public/Attorney at Law

Name: Gary F. Blackman

My commission expires:

GARY F. BLACKMAN  
NOTARY PUBLIC, MAINE  
MY COMMISSION EXPIRES AUGUST 27, 1998

68-72

## EXHIBIT A

Two certain lots or parcels of land, with the buildings thereon located in Waterville, County of Kennebec and State of Maine, described as follows:

Parcel One:

Beginning at a point in the easterly line of Drummond Ave., said point being thirty-five (35) feet northerly of the northwesterly corner of land of one Albert L. McKay; thence northerly in the easterly line of said Drummond Ave., seventy (70) feet, more or less, to an iron pin; thence easterly at right angles and parallel with the northerly line of land of said McKay, one hundred (100) feet; thence southerly, in a line parallel with said easterly line of Drummond Ave., seventy (70) feet, more or less, to a point thirty-five feet northerly of the northeast corner of land of said McKay; thence westerly in a line parallel with the northerly line of said McKay, one hundred (100) feet, to the point of beginning.

Subject to the restriction that no building is to be built within fifteen (15) feet of a street line.

Parcel Two:

Beginning at an iron pin situated in the easterly line of Drummond, so-called, said iron pin being the southwest corner of Parcel One herein; thence in a general southerly direction, along the easterly line of said Drummond Avenue, thirty-five (35) feet to land formerly of one Albert McKay et al, now or formerly of one P.L. Hall; thence at right angles from said Drummond Avenue, and in a general easterly direction along the northerly line of land of the said McKay - Hall land, a distance of one hundred (100) feet; thence at right angles from the previous line (McKay-Hall line), and parallel with the said easterly line of said Drummond Avenue, in a general northerly direction, a distance of thirty-five (35) feet to an iron pin situated at the southeasterly corner of land of Parcel One herein; thence in a general westerly direction, and along the southerly line of said Parcel One, a distance of one hundred (100) feet, to the iron pin at the point of beginning.

Meaning and intending to convey the northerly half of Lot § 11 of a Plan of Lot Development East of Drummond Avenue, Waterville, Maine owned by George Mitchell, dated July 9, 1964, by Carl H. Crane, Reg. C.E., which revised a Plan of Donat Lefebvre's Development, 1955.

For source of title of Roland M. Hoar and Helen M. Hoar, see Warranty Deed from Donat Lefebvre and Agatha Lefebvre dated October 13, 1967, and recorded in the Kennebec County Registry of Deeds in Book 1455, Page 114, and Warranty Deed from George H. Mitchell and Sadie Mitchell dated August 19, 1974, and recorded in said registry in Book 1759, Page 248.

Included herewith is a 1967, 12' x 56' Ritzcraft Mobile Home, plus additions, located on the premises.

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ATTEST: *Theresa Reed* (Name)  
- REGISTER OF DEEDS